



Development at:
18-20 Elsworthy Road
London
NW3 3DJ

Client: Elsworthy SJW
Date: 12/12/2019
Project Number: 832-01

Dear Sir or Madam,

Re: Application for Full Planning Permission

Please find attached submitted application for the above property.

The application is for the installation and operation of 3no air handling condensers to the roof of number 18-20 Elsworthy Road. The application is made retrospectively.

Redevelopment of 18-20 Elsworthy Road has recently been completed pursuant to planning permission ref: 2014/5413/P for:

Demolition of existing building (6 x flats) and erection of a three-storey plus basement building to provide 5 x residential units, comprising 1x 7 bed single family dwelling house, 1x 4 bed maisonette, 1x3 bed flat and 2x1 bed flats (Class C3), internal and external works including lightwells on the front and rear elevations, plant rooms at basement level, rooflights at ground and roof level, refuse and cycle storage and associated landscaping.

The three additional condenser units are necessary to address issues arising from internal M&E requirements; the original intention was for the air handling plant to be contained within the building but proved not to be feasible.

Information attached as part of this application is as follows:

(03)03_Site Location Plan
(03)20_F_Roof Plan_As Approved
(03)20_G_Roof Plan_Proposed
(03)44_Section A_Proposed
Plant Noise Assessment

Please refer to Table 4 of the Plant Noise Assessment which shows that noise levels from all noise-generating plant including the proposed 3no. rooftop condensers does not exceed 5 dBA below the typical night-time background noise level and therefore complies with planning condition 4 (Noise Levels) of planning permission ref: 2014/5413/P:

4. Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).



The proposed condensers would therefore have no impact on the amenities of the adjoining premises and the area generally and would therefore comply with policy A4 (Noise and vibration) of the Local Plan.

The condensers have been sensitively located on the roof of the building to minimise their visual impact, which is *de minimis* in relation to the original planning permission. No harm would be caused to the Elsworthy Conservation Area or the street scene generally. The proposed development thereby complies with Policies D1 (Design) and D2 (Heritage) of the Local Plan.

We therefore conclude that the development complies with the Development Plan and that in accordance with Section 38(6) of the Act that planning permission should be granted.

Yours Sincerely,

Chris Marlow